

## Beautifully renovated property in extensive grounds with water mill and great business potential



## INFORMATION

Town:	Saint-André-d'Embrun
Department:	Hautes-Alpes
Bed:	12
Bath:	7
Floor:	626 m2
Plot Size:	33040 m2

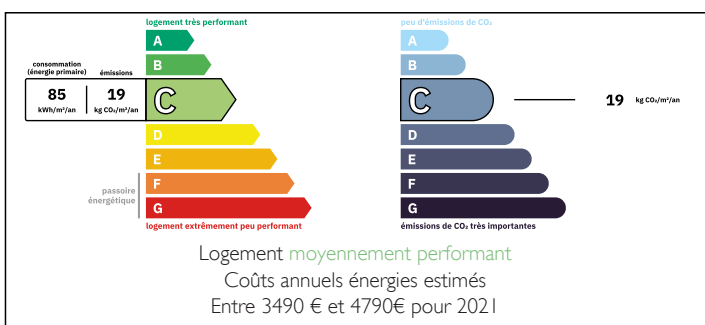
## IN BRIEF

This stunning property is situated in the middle of extensive grounds, with its own woodlands and a large stream with bathing pools possible in the summer. Ten minutes from the ski resort at Crevoux and ten minutes from the lake at Embrun this house is perfectly situated for both summer and winter activities.

The property has been run as a successful guest house with six guest bedrooms and a private owner's area with five bedrooms. The guest area has its own kitchen, dining area, lounge and outside terrace. The owner's kitchen, dining and living area is in the vaulted cellars, an exceptional renovation with the addition of many full height windows has made this area a fabulous place to be. The owners also have a private terrace with outside cooking facilities. Comprehensive virtual tour available on demand.

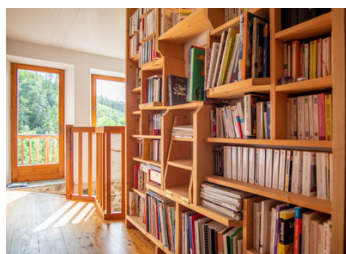
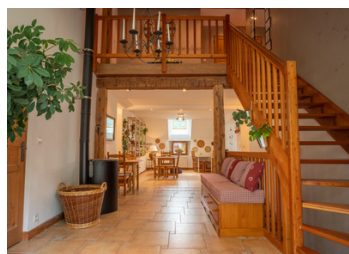


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Ground Floor : (Owners private area)

- Large south facing terrace with cooking facilities
- Dining room (36 m<sup>2</sup>)
- Kitchen (16 m<sup>2</sup>)
- TV lounge (24 m<sup>2</sup>)
- Lounge (30 m<sup>2</sup>)
- Music room (20 m<sup>2</sup>)
- Food store (15 m<sup>2</sup>)
- Store
- Boiler room
- West facing terrace for clients

First Floor: (Owners private area)

- Winter entrance for clients with ski and boot room (15 m<sup>2</sup>)
- Laundry (6 m<sup>2</sup>)
- Store
- Master bedroom with dressing room, bathroom with twin showers and bath, and wc (46 m<sup>2</sup>)
- Bedroom 2, now a gym (13 m<sup>2</sup>)
- Bedroom 3 (16 m<sup>2</sup>)
- Bedroom 4, now a sewing room (12 m<sup>2</sup>)
- Bedroom 5 (18 m<sup>2</sup>)
- WC
- Large bathroom with twin showers and bath (15 m<sup>2</sup>)

Second Floor: (Guest areas)

- Main guest entrance
- Large entrance hallway (35 m<sup>2</sup>)
- Dining area (15 m<sup>2</sup>)
- Kitchen (12 m<sup>2</sup>)
- Lounge (19 m<sup>2</sup>)
- Guest bedroom 1, with bathroom, shower and WC (30 m<sup>2</sup>)
- Guest bedroom 2, with shower room and WC (23 m<sup>2</sup>)
- Guest bedroom 3, with shower room and WC (22 m<sup>2</sup>)

Third Floor: (Guest areas)

- Large landing
- Guest bedroom 4, with adjoining children's room,